

TORRENS LAW IN FORCE WILL HELP REAL ESTATE. State Registration of Titles Less Costly than at Present.

The land title registration law, or Torrens system, will go into operation to-morrow. It is expected to work steadily, with cumulative force, for the betterment of general real estate conditions.

The procedure for obtaining a land title registration certificate is simple. The law is a part of a special land term of the Supreme Court for hearing such cases.

Many one who has given consideration to the transfer of real property in New York is convinced that if it were possible to have titles so kept that an inspection of the Register's books would show all the conditions of ownership...

It would seem to one who has studied the report of the commission to investigate the Torrens system, etc., which was appointed in 1905 by the Governor and Legislature of this State...

The new system, where its use is optional, has been impelled to make its way against the opposition of conveyancers and others interested in the old methods. The results are clearly shown in statistics from New South Wales, where the Torrens property act more commonly known as the forty-five years act, has been in operation for the last forty-five years...

It is to be noted that the conveyances under the old system exceeded those under the Torrens act in the first two periods mentioned, but that after 1855 the Torrens act greatly exceeded those under the old system. This excess undoubtedly resulted from the greater facility offered.

Auction Sales of Real Estate. Special Sales Day Thursday, February 4th, 1909. N. E. Corner Sixth Avenue and 38th Street. 62 University Place. N. W. Cor. Oliver and Cherry Street. 170-2-4-6 Spring St. 172-174 Elizabeth St.

Auction Sales of Real Estate. BRYAN L. KENNELLY, Auc't'r. Wednesday, Feb. 10, 1909. 34 E. 20th St. Wed. Feb. 17 Execut'ors' Sale. Farmers' Loan & Trust Co. 123 E. 34th St.

Auction Sales of Real Estate. BRYAN L. KENNELLY, Auctioneer. Wednesday, February 17, 1909. 874 Third Av., 1,084 Second Av., 1,422 Second Av., 58 East 110th St., 828 & 830 Second Av., 263 West 30th St., 222-224 East 23d Street.

Auction Sales of Real Estate. D. PHOENIX INGRAHAM & CO., Auctioneers. Will Sell at Auction, THURSDAY, FEB' 4, 1909, AT NOON, at the Exchange Salesroom, 14 & 16 Vesey Street, New York.

Auction Sales of Real Estate. WESER BROS. Pianos and Organs. ALBRO PIANO CO. Marseiler Pianos. AMERICAN PLAYER PIANO. HAIRDRESSING, MANICURING, ETC. MANICURING MASSAGE FOR LADIES. HAIRDRESSING AND MANICURING. FACIAL AND SCALP MASSAGE. FACIAL AND SCALP MASSAGE. ST. JAMES SOCIETY. THE HYDRATIC INSTITUTE. BRAY HAIR. SUPERFICIAL HAIR. SUPERFICIAL HAIR. SUPERFICIAL HAIR.

real estate course will be given by G. Richard Davis, of A. L. Mordecai & Son, on Tuesday evening, February 2. Mr. Davis will discuss "Building Methods, Requirements, Etc."

MIDWOOD MANOR PRIZES. Lot Owners Like Present Name—Vote Announced. According to the vote of the lot owners of Midwood Manor, the \$1,000 in cash offered by Wood, Harmon & Co. for an alternative name is to be divided among five lucky persons who visited the property and sent in the winning name.

L. I. R. TO HURRY ELECTRIFICATION. That the electrification of the north shore division of the Long Island Railroad is to be carried on to rapid completion, in conjunction with a thorough improvement of that branch of the system, is indicated by the activity of the railroad in concluding all necessary preliminary work.

GOOD SALE AT PELHAM. One of the largest and most important sales of Westchester County property consummated this season was made public to-day. Clifford B. Harmon & Co. have bought from the Winyah Park Realty Company its tract of about one hundred acres at Pelham. The property has been held at \$100,000.

MALBA IMPROVEMENTS AND SALES. The final work on the contracts for the extension of the shore drive from Whitestone around the Sound front of Malba, to White's Point, was completed last week. The shore drive leads to the roads through Jackson and Thompson avenues, and furnishes an unbroken driveway from Manhattan by way of the Queensboro Bridge to the north shore of Long Island.

To Let for Business Purpose. OFFICES. Suitable for Dentists, Architects, Agents, &c. THE ALPINE. Rooms for Salesmen's Samples. 1286 Broadway, 55 West 33d St.

FOR RENT IN THE N. Y. TRIBUNE BUILDING, 154 Nassau Street, New York. A room on the ground floor containing about 1900 Sq. Ft., suitable for store or office purposes.

Washington Irving. Broadway and 151st St. 4, 5, 6 and 8 Room Apartments of the Highest Grade. Open for Inspection To-day.

FOR SALE ON THE BANKS OF THE HUDSON, DEBLOIS & ELDRIDGE, GEORGE R. READ. A CRAFTSMAN SUBURBAN HOME IS A COMBINATION of art, comfort and economy, including interior features and handicraft interiors.

Country Property for Sale or to Let. SMALL FARM FOR SALE OR RENT; TREES EASY, good buildings, land, orchard, etc. 100 acres, 1/2 mile from Brewster. HADEN BROS., Brewster, N. Y.

Real Estate. "Portable Bungalows". 3 to 10 Rooms. Cabinet-Made—Not Shacks. WE ERECT THEM. BUY BEFORE MATERIALS ADVANCE. BILLINGS-STEVENS CO. 6 East 42d Street, New York.

HEAT AND LIGHT. FREE TRIAL. SUIVIO GAS HEATER. Take Care of Your Family. One Suivio will heat instantly 3 rooms, and two Suivios 6 rooms at the cost of 10¢ per hour.

DRESSMAKING AND MILLINERY. FIRST CLASS DRESSMAKING, ladies' make-up, millinery, reduced prices January and February. G. F. SANBORN CO. DEPT. 7, ASHLAND, WIS. Chicago Office, 1210 Boardman Building, 181 La Salle St., corner Court.

LAUNDRIES. NEVADA LAUNDRY, 132 Amsterdam at 73d. WRIGHT LAUNDRY, hand services. 428 Columbus ave. SUTTON Superior Laundry, 1024 8th Ave. CLARENDON Anti-Shrink Laundry, 303 4th Ave.

OLD GOLD AND SILVER. GOLD, Silver, pearls, diamonds, rubies, sapphires, pearls, emeralds, paws, turquoises, etc. PAWN TICKETS, old gold, silver and platinum.

HAIRDRESSING, MANICURING, ETC. MANICURING MASSAGE FOR LADIES. HAIRDRESSING AND MANICURING. FACIAL AND SCALP MASSAGE. FACIAL AND SCALP MASSAGE. ST. JAMES SOCIETY. THE HYDRATIC INSTITUTE. BRAY HAIR. SUPERFICIAL HAIR. SUPERFICIAL HAIR.

REMEDIES. Morphine. A painless home medicine for the Opium, Morphine or Laudanum habit. Free trial sent on application. ST. JAMES SOCIETY, Suite, 701, 1181 Broadway, New York.

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BOARD AND ROOM. MADISON AVE. 678, 694, 696, corner 67th St. FURNISHED ROOMS TO LET. 90th St., 64 West—Handsome large sunny private bath, one dining room, excellent Southern cuisine, small tables, homelike, telephone, references.

WATCHES AND JEWELRY. MANUFACTURER of diamond mounting, jewelry, watches, etc. 125 West 23d St. DIAMONDS—Highest prices for DIAMONDS, PEARLS and JEWELRY. 1451 Broadway, corner 41st St., Room 68.

RESTAURANTS. LUCHOW'S German Restaurant, 154 E. 14th. FOUNTAIN PENS—REPAIRS. KILLMER'S, 35 W. 45th St. GENERAL CONTRACTING. TENEMENT HOUSE VIOLATIONS. REMOVED by alterations and repairs.

PRINTING. FOX PRINTING HOUSE. QUALITY PRINTING, moderate prices. CAPLE E. LEJEUNE, C.P.A. JOHN PROUD, 80 WILLIAM ST. PHOTOGRAPHS. INTERIOR PHOTOGRAPHS of your home by an expert, only \$5 a dozen just now.

PHOTO RETOUCHING. PHOTO RETOUCHING, color retouching, etc. HENCKEN & WILLENBROCK. COAL. HENCKEN & WILLENBROCK. COAL. 135TH ST. & HARLEM RIVER.